LOT 45
PLUMMER CREEK PHASE TWO A
PBK 8/142

CRACE MATTHEW S & CHRISTINE
79476 PLUMMERS CREEK DR
YULEE, FL 32097

2023

12-2N-26-1602-0045-0000

BUILDING CHARACTERISTICS

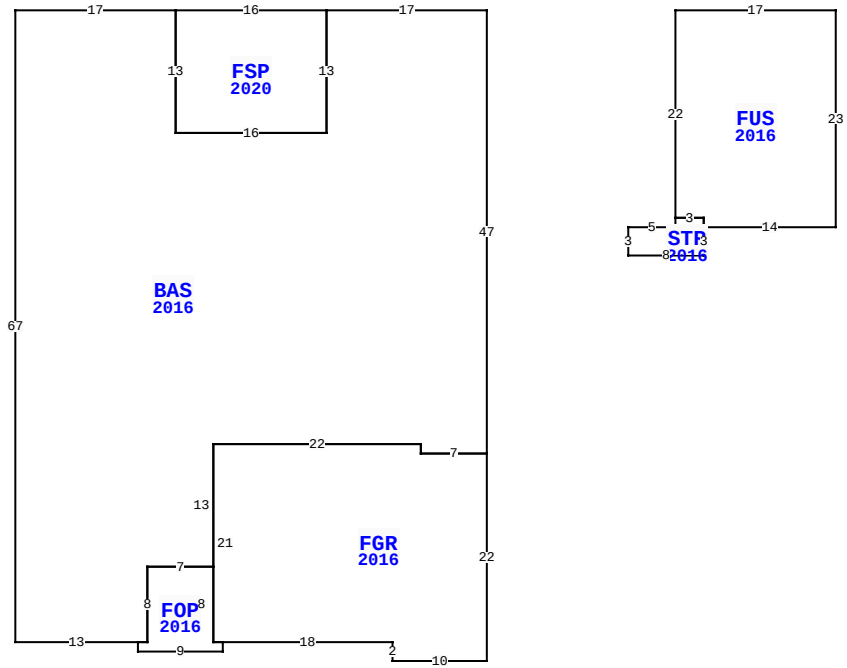
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	251,967
FGR	622	55	342	34,691
FOP	65	30	20	2,029
FSP	208	40	83	8,419
FUS	388	100	388	39,357
STR	27	10	3	304
TOTALS	3,794		3,320	336,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,320	115.3404	104.09	345,579	2016	2016	0	0	0	2.55	97.45

1 SINGLE FAM – 0% - 0 Heated Area: 2872 HX Base Yr



79476 PLUMMERS CREEK DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	336,767
TOTAL MARKET OB/XF VALUE	9,987
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	401,754
SOH/AGL Deduction	31,680
ASSESSED VALUE	370,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,074
TOTAL JUST VALUE	401,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632247	CO ISSUED	0	09/30/2016
B1632247	NEW CONSTR	357,662	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/0568	2/25/2021	WD	Q	I	01	382,000
GRANTOR: BENOIT MICHAEL SCOTT						
GRANTEE: CRACE MATTHEW S & C						
2329/1258	12/13/2019	QC	U	I	11	30,000
GRANTOR: BENOIT MICHAEL S & AS						
GRANTEE: BENOIT MICHAEL SCOT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W17 FSP=[YR=2020] W16 S13 E16 N13$ S13 W16 N13 W17 S67 E13 FOP=[YR=2016] S1 E9 N1 FGR=[YR=2016] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$ PTR=E20 FUS=[YR=2016] E17 S23 W14 STR=[YR=2016] S3 W8 N3 E5 N1 E3 S1$ N1 W3 N22$ W20$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	1,128.00	SF	5.20	5.20	100	2016	2016	3	97	5,690	
2	0855	CONC PAVER	0	0	0	0	434.00	SF	10.00	10.00	100	2020	2020	3	99	4,297	

LAND DESCRIPTION

TOTAL OB/XF 9,987

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/24/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS